019.0	0001	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,235,400	/	1,235,400
USE VALUE:	1,235,400	/	1,235,400
ASSESSED:	1,235,400	/	1,235,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		SHERATON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MIETTINEN PASI P
Owner 2:	GARRETT KATIE
Owner 3:	
Street 1:	23 SHERATON PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRASER ELIZABETH G -
Owner 2:	-
Street 1:	23 SHERATON PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .339 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 1720 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14750.000	282,300		953,100	1,235,400
Total Card	0.339	282,300		953,100	1,235,400
Total Parcel	0.339	282,300		953,100	1,235,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 718.26 | /Parcel: 718.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13639

GIS Ref

GIS Ref

Insp Date 12/01/17

!1611!

PREVIOUS ASSESSMENT

Parcel ID 019.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	282,300	0	14,750.	953,100	1,235,400		Year end	12/23/2021
2021	101	FV	274,300	0	14,750.	953,100	1,227,400		Year End Roll	12/10/2020
2020	101	FV	274,500	0	14,750.	953,100	1,227,600	1,227,600	Year End Roll	12/18/2019
2019	101	FV	218,600	0	14,750.	1,043,600	1,262,200	1,262,200	Year End Roll	1/3/2019
2018	101	FV	218,600	0	14,750.	664,100	882,700	882,700	Year End Roll	12/20/2017
2017	101	FV	218,600	0	14,750.	607,200	825,800	825,800	Year End Roll	1/3/2017
2016	101	FV	218,600	0	14,750.	493,400	712,000	712,000	Year End	1/4/2016
2015	101	FV	213,600	0	14,750.	493,400	707,000	707,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:16:34

LAST REV

Date	Time
10/24/19	15:24:51
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1611

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRASER ELIZABET	1387-27		7/14/2010		720,000	No	No		
	777-133		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	13639
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	BS	Barbara S
1/30/2009	Meas/Inspect	372	PATRIOT
9/28/1999	Meas/Inspect	264	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14750		Sq. Ft.	Site		0	85.	0.76	2			Water F	30					953,069						953,100	

Total AC/HA:	0.33861	Total SF/SM:	14750	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	
Total:	953,069	Spl Credit		Total:	953,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98505002
Adj $ / SQ:	172.876
Other Features:	96800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409100
Depreciation:	126821
Depreciated Total:	282279

COMMENTS

SCUTTLE HOLE.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

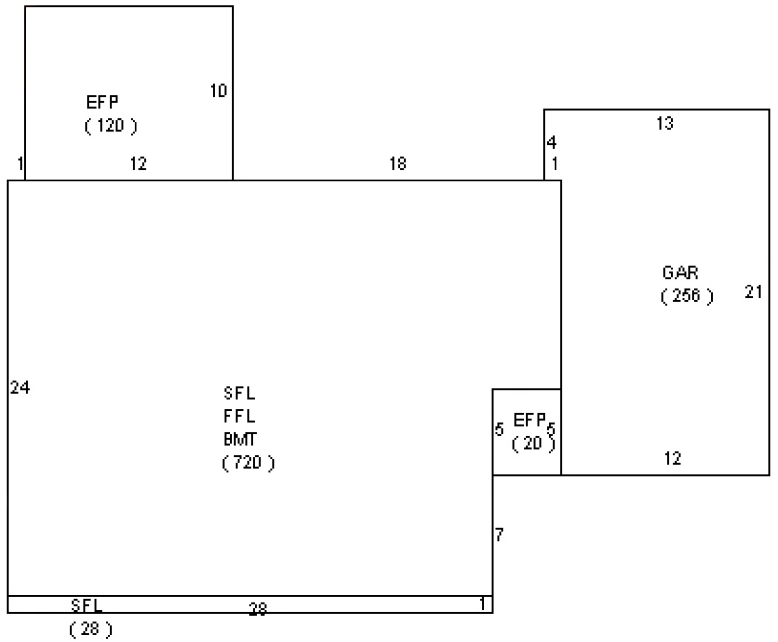
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.88
Special Features:	0	Val/Su Net:	109.25
Final Total:	282300	Val/Su SzAd	192.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	748	172.880	129,311
BMT	Basement	720	63.660	45,836
FFL	First Floor	720	172.880	124,471
GAR	Garage	256	24.400	6,245
EFP	Enclos Porch	140	45.970	6,436

Net Sketched Area:	2,584	Total:	312,299

Size Ad	1468	Gross Area	2584	FinArea	1720

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

019.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	